BERKS PARK 78

41 MARTHA DRIVE, BETHEL, PA



750,000 SF AVAILABLE | IMMEDIATE ACCESS TO I-78

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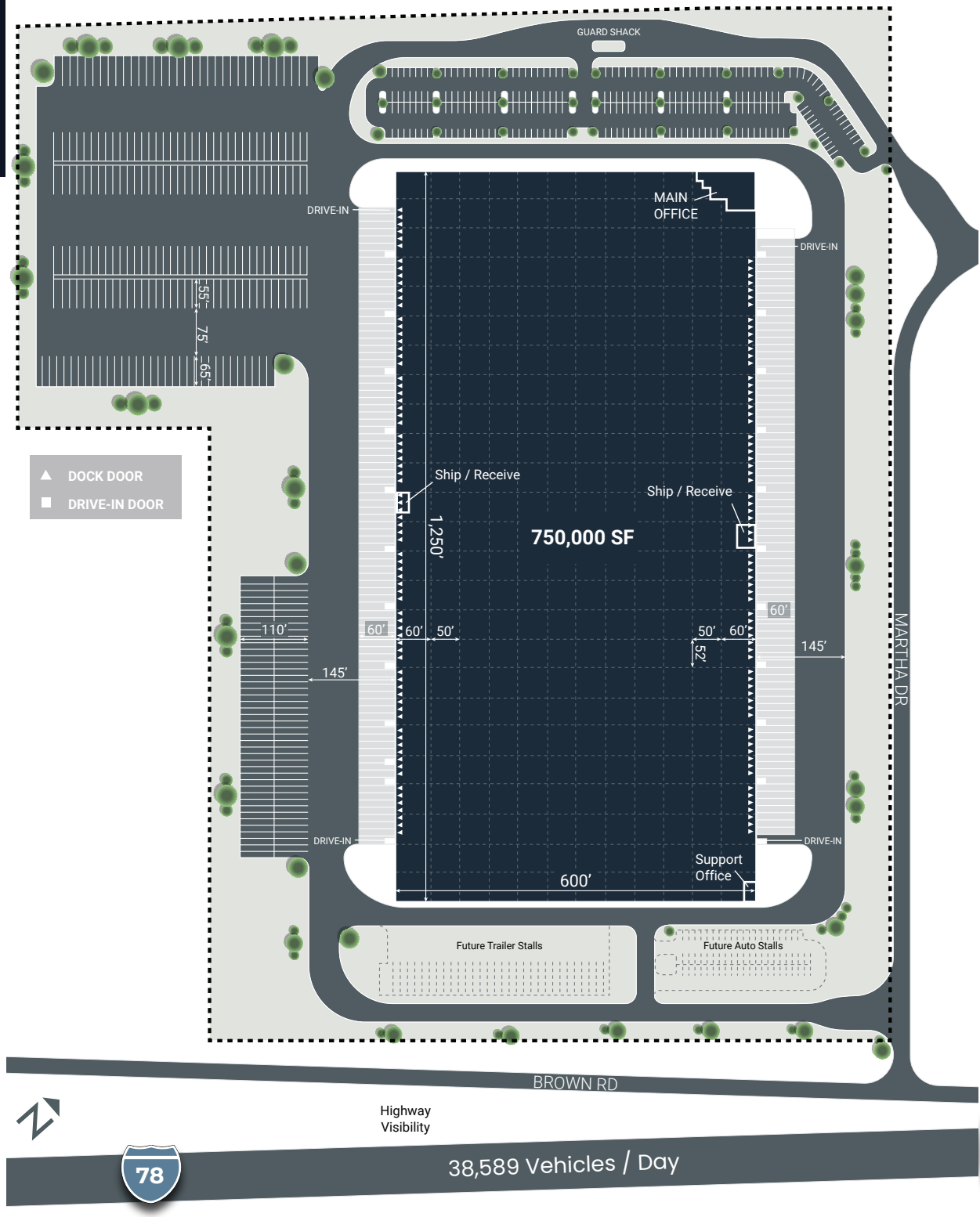
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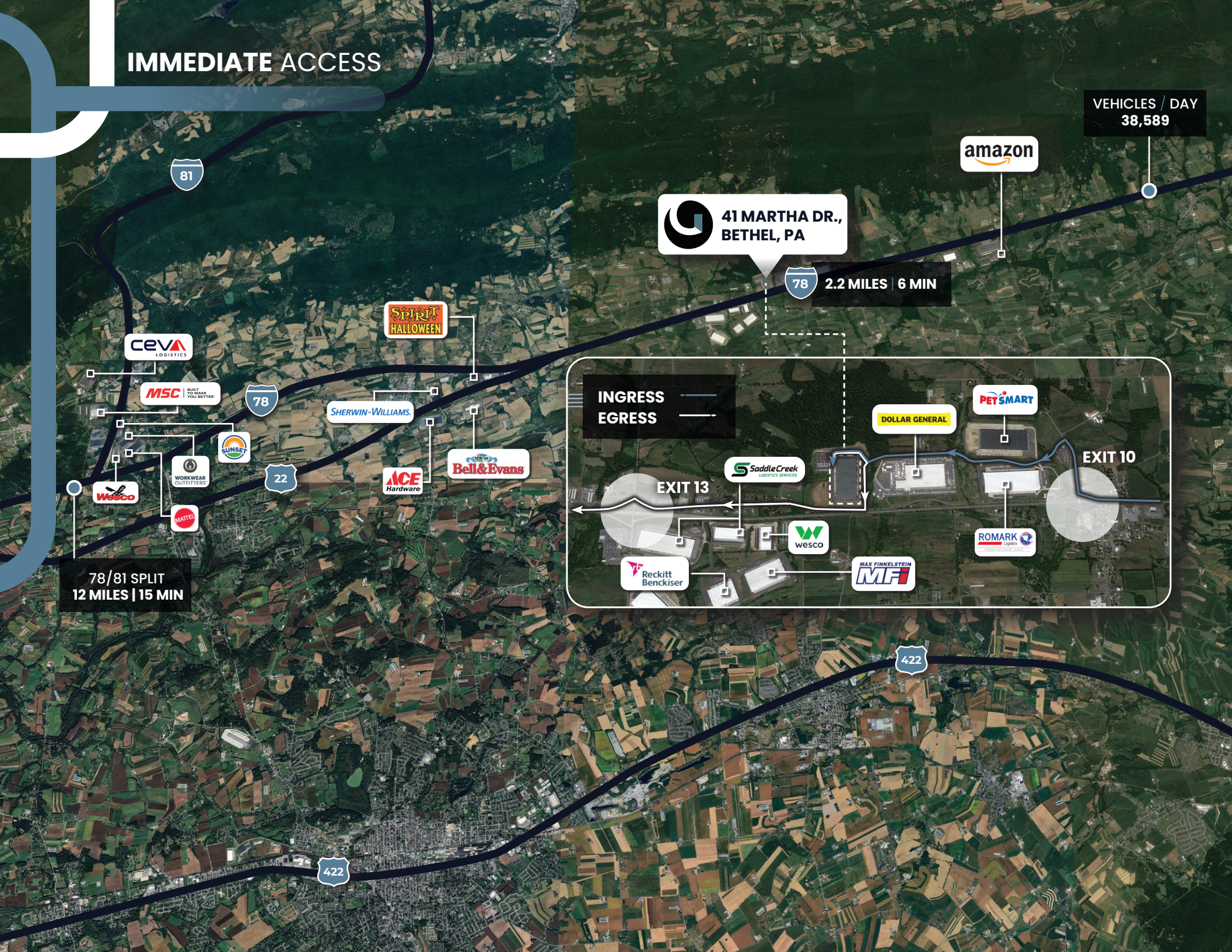
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PROPERTY SPECIFICATIONS

AVAILABLE SPACE	Up to 750,000 SF on 89 acres
BUILDING DIMENSIONS	600′ x 1,250′
LOADING CONFIGURATION	Cross-Dock
BUILDING HEIGHT	36′ Inside First Column Line
OFFICE SPACE	Main Office: 5,000 SF East: 460 SF Shipping Office West: 557 SF Receiving Office Support Office: 1,300 SF
COLUMN SPACING	50′ x 52′ Typical 60′ x 52′ Speed Bays
DOCK DOORS	(111) 35,000 lb. Mechanical Levelers, Bumpers, and Cushion Seals with "Z" Guards (Expandable to 136)
DRIVE-IN DOORS	Four (4) Drive-In Doors
WALLS	Concrete Tilt-Up
SLAB	7″
ROOF	Fully Adhered, 60 Mil Black EPDM
TRAILER PARKING	291 Fully Selective (Expandable)
CAR PARKING	256 (Expandable)
HVAC	Direct-Fired Heating Units with One Air Change Per Hour
ELECTRICAL (POWER)	3,000 Amps, 480/277, 3-Phase Electric Service Electrical (Lighting) LED Motion Sensor
FIRE PROTECTION	ESFR Sprinkler System with K-22 Heads
SECURITY	Fully Fenced site with existing guard-house



IMMEDIATE ACCESS



LABOR REACH

Drive Time	2024 Total Population
15 Min	26,896
30 Min	223,980
45 Min	1,048,766

WAREHOUSE WORKERS

$16.42 Average Earnings *(Hourly)*

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers	Net Commuters
15 Min	597	25%	-142
30 Min	5,413	20%	-946
45 Min	27,898	17%	3,117

FORKLIFT DRIVERS

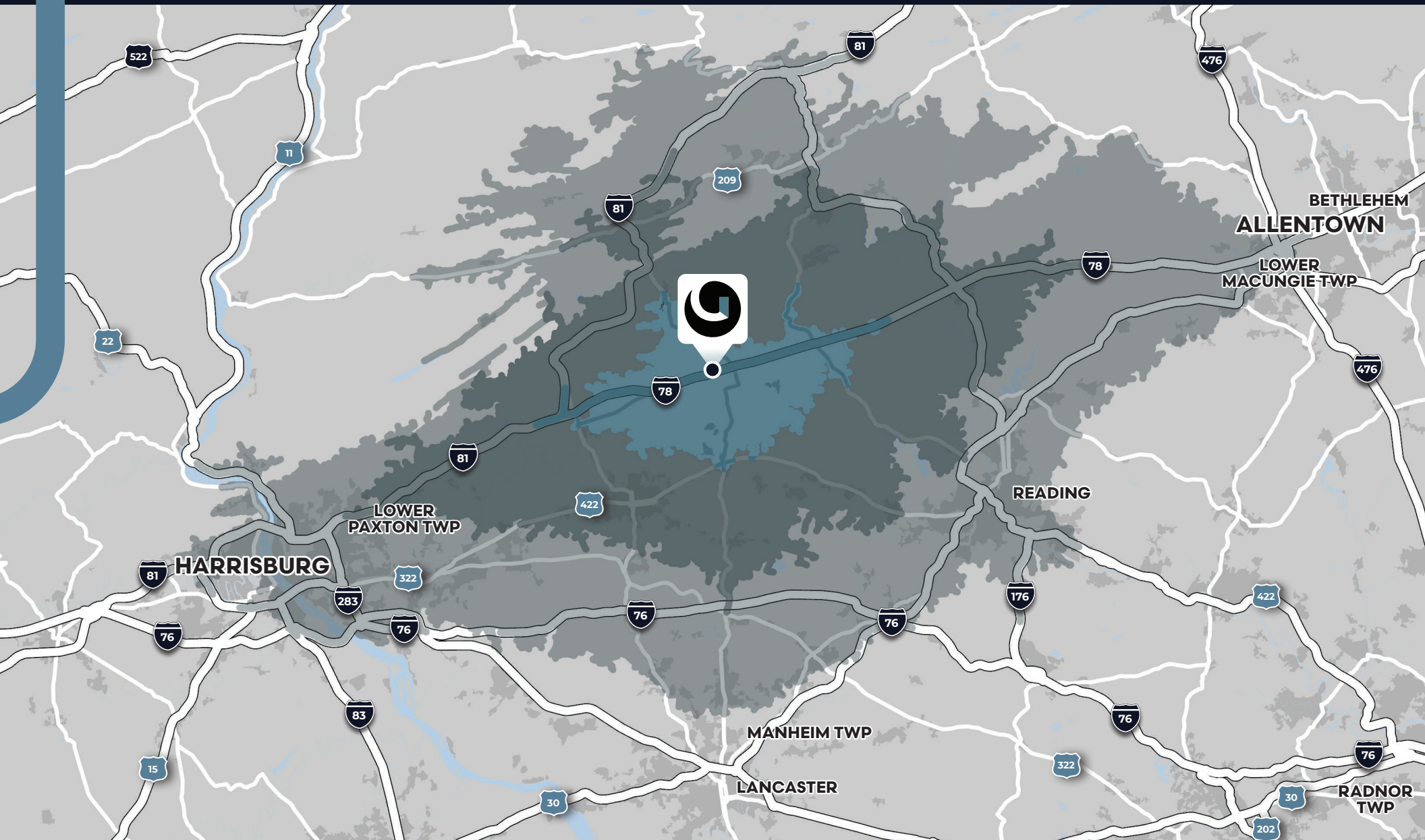
$19.21 Average Earnings *(Hourly)*

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers	Net Commuters
15 Min	313	54%	93
30 Min	1,458	64%	-278
45 Min	6,406	7%	-748

FABRICATORS & MANUFACTURES

$19.29 Average Earnings *(Hourly)*

Drive Time	Total Resident Workers	2018-2023 % Change in Resident Workers	Net Commuters
15 Min	429	7%	264
30 Min	1,642	-9%	275
45 Min	6,406	7%	-748



REGIONAL MAP



MAJOR CITIES

PHILADELPHIA, PA	85 MILES
BALTIMORE, MD	116 MILES
NEW YORK ,NY	133 MILES
WASHINGTON DC	143 MILES

PARCEL FACILITIES

UPS HARRISBURG	39 MILES
FEDEX MIDDLETOWN	42 MILES
FEDEX LEWISBERRY	47 MILES
FEDEX ALLENTOWN	52 MILES

PORTS

PORT OF WILMINGTON, DE	83 MILES
PHILAPORT	103 MILES
PORT OF BALTIMORE	116 MILES
PORT ELIZABETH	137 MILES

INTERMODALS

NORFOLK SOUTHERN RUTHERFORD	35 MILES
NORFOLK SOUTHERN BETHLEHEM	57 MILES

AIRPORTS

PHILADELPHIA INT'L AIRPORT	85 MILES
LAGUARDIA INT'L AIRPORT	142 MILES
DULLES INT'L AIRPORT	150 MILES
JFK INT'L AIRPORT	158 MILES

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